

**SUBDIVISION COMMITTEE MEETING  
MAY 21, 2008**

The Subdivision Committee held its monthly meeting Wednesday, May 21, 2008 at 11:00 A.M. in the City Council Room of the Municipal Complex. The following items were on the agenda:

1. Approval of minutes from last meeting
2. Preliminary plat for Forest Oaks, Lots 141– 352, Tracts 1 & 2,  
Represented by Hawkins-Weir Engineers, Inc., developer Rausch-Coleman Southfield
3. Preliminary plat for CC Industrial Park, Phase II, lots 19-A-1 & 19A-2,  
Represented by Satterfield Land Surveyors, Inc., developer Bob Null
4. Preliminary plat for CC Industrial Park Phase II, lots 18A-1 & 18A-2,  
Represented by Satterfield Land Surveyors, Inc., developer Bob Null
5. Sparks Northside Commercial Park, lots 1,2,3A & 3B, developer Jimmy Bell, represented by Van Hale Hoffman & Associates, Inc.
4. Any other business that comes before the Committee

PRESENT: David Martin, Chief Bldg. Inspector  
Cami Brown, Recording Secretary  
Ricky Hill, Satterfield Land Surveyors, Inc.  
Van Hale, Hoffman & Associates, Inc.  
Ronnie Hawkins, Hawkins-Weir Engineers, Inc.  
Tom Timmerman, AVEC  
Tony Parker, AOG  
Jim Almond, Cox Communications  
Rick Mooney, Developer

David Martin called this meeting to order at 11:00 AM. The first plat for review was Preliminary Plat for Forest Oaks, Lots 141 through 352, Tracts 1 & 2. Ronnie Hawkins commented the developer's intent is to develop Phase IV-A and possibly Phase IV-B, which will be lots 141 through 213. Tom Timmerman commented that AVEC would need their easement on the front of the lots. Tony Parker commented they would want their easement on the same side as water, and they would definitely be going underground. Cox Communications would go in the front of the lots just at AVEC.

There will be a 10' easement on the opposite side of the gas and water unless AT&T needs more easement, then easement will be a 15' easement. Ronnie Hawkins commented he would contact AT&T about this matter, as they were not represented at this meeting. Brad Baldwin was not present at this meeting, but had written comments on the drainage for this project, which were given to Ronnie Hawkins. David Martin commented he thought the Water Dept. had comments, but they were not represented. There were no other comments on this plat.

The next plat for review was Crawford County Industrial Park Phase II, Lots 18A-1 & 18A-2. Crawford County Industrial Park Phase II, Lots 19A-1 & 19A-2 are all connected, so these plats were reviewed simultaneously. AVEC commented they have an existing 15' utility easement along East side of Lot 17 and 18, and a 20' easement along West side of Lot 17 and 18, and they would get that paperwork to Ricky Hill who was representing this plat. Brad Baldwin was not present, but had the following comments for these plats: Lots 18A-1 & 19A-2 are land locked and can't be addressed by the 911 coordinator. This appears to be the second lot-split for Lots 18 & 19 with little previous or no proposed extension of public infrastructure (streets, fire protections, etc.) in an industrial subdivision. This successive lot-splitting appears to circumvent the subdivision regulation requirements for infrastructure extension by the developer. These two preliminary plats don't appear to meet the requirements for subdivision and should be revised or denied. There were no other comments on this plat.

Next plat for review was Sparks Northside Commercial Park represented by Van Hale of Hoffman & Associates, Inc. David Martin commented that their sign pole needs to be 10' off the access road as well as the highway. There were no comments on this plat.

Next for discussion was River View at Parkridge, developer Rick Mooney, engineer Ronnie Hawkins. There was discussion that when building permits were issued for the development of this property, it was for two buildings, and that has since changed to four buildings. AVEC and Cox Communications were all okay with this project after some discussion. It was decided that there would be a 10' easement on either side of the present located line to serve AVEC and Cox. AOG was not involved as the project is total electric. AT&T and Water Dept. were not present for this review. + David Martin will not be releasing any utilities for this project until there is confirmation that each particular utility is satisfied. Brad Baldwin was not present but offered the following comments: The quickest way for the engineer to prepare a one-lot subdivision plat showing all the utility easements. Since all utilities were not represented at this meeting, the developer needs to provide letters from all of them that reflect the plat and easements are acceptable to them. When this is completed, the plat can be handled administratively. There were no other comments on this project.

With no other business, this meeting was adjourned.

---

David Martin, Chief Bldg. Inspector

Cami L. Brown, Rec. Secretary